

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
JUNE 3, 2008
5:00 P.M.**

Mayor Hovland called the meeting to order at 5:10 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Also present: Planning Commissioners John Lonsbury and Michael Fischer. Staff present included: Heather Worthington, Assistant City Manager; Ceil Smith, Assistant to the City Manager; Cary Teague, Planning Director; City Attorney, Roger Knutson and Debra Mangen, City Clerk.

Mayor Hovland said the purpose of the work session was to discuss the Land Use Chapter of the Comprehensive Plan. Member Masica led off stating that she felt height was an issue that needed to be discussed. She brought to the meeting a large map received from a constituent that she used to point out the height of various buildings in the Cahill area. The Council discussed various aspects of building heights with staff and the Planning Commissioners.

It was noted that the Cahill Industrial Area (east of Cahill Road, west of Hwy 100 and north of 1-494) was an area where the draft plan noted a potential for increased density. The Council discussed the following acceptable heights for the area: three stories, east side of Cahill and south side of 70th Street and the neighbors would not object to eight stories adjacent to Hwy 100. Discussion also included: increasing green space in relation to increasing height, impact of change in one neighborhood affecting adjacent neighborhoods, the vibrancy of neighborhood adjacent to freeways, whether or not zoning would need to change if the comprehensive plan changed the designation of an area (the City would have nine months to change zoning and then only change zoning if in conflict with plan), mixed use development, residential over retail development, whether industrial areas should be retained, purpose of the Comprehensive Plan to give guidance to developers and protection to residents, need to balance uses (i.e. commercial, industrial, residential), residents' desire to not increase height or density, development of vision, need for small area plans and maintenance of infrastructure.

The Council agreed the Cahill Industrial area from the railroad tracks to Highway 100 should be included in a small area study, there should be a maximum height of three stories and the zoning should not change. Future work sessions should review other potential areas of change including: Southdale area, 44th Street and France Avenue, the Grandview area, France Avenue north of Highway 62, and Valley View Road and Wooddale Avenue.

Mayor Hovland declared the meeting adjourned at approximately 6:50 p.m.

Respectfully submitted,

Debra Mangen, City Clerk